DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

July 15, 2014

NOTICE OF PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 13DCP127Q)

Astoria Cove Development

Project Identification
CEQR No. 13DCP127Q
ULURP Nos. C130384MMQ, C140322ZMQ
C140323ZSQ, C140323(A)ZSQ, C140324ZSQ
C140324(A)ZSQ, N140325ZAQ N140326ZAQ,
N140327ZAQ, N140328ZCQ, N140329ZRQ
and N140329(A)ZRQ
SEQRA Classification: Type I

Lead Agency
City Planning Commission
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The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 18, 2014 for a Draft Environmental Impact Statement (DEIS) for the proposed Astoria Cove Development project in accordance with Article 8 of the Environmental Conservation Law, City Environmental Quality Review (CEQR), Executive Order No. 91, and the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. A public hearing on the DEIS will be held on Wednesday, August 6, 2014, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. **The public hearing will also consider modifications to the Proposed Action, (ULURP Nos. C140323(A)ZSQ, C140324(A)ZSQ, and N140329(A)ZRQ), as described below.** Comments are requested on the DEIS and will be accepted until Monday, August 18, 2014.

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The DEIS analyzes the potential environmental impacts of the Astoria Cove Development project, proposed for construction on an approximately 8.7-acre site located along both sides of 26th Avenue between 4th and 9th Streets (Block 907, Lots 1 & 8, Block 906, Lots 1 & 5, Block 908, Lot 12, and Block 909, Lot 35) in the Astoria neighborhood of Queens, Community District 1. The Applicant, 2030 Astoria Developers, LLC, is seeking a zoning map amendment, City Map amendments, a zoning text amendment, Large-Scale General Development (LSGD) special permits, a waterfront special permit, authorizations to modify waterfront public access area requirements, and a waterfront certification by the NYC City Planning Commission (CPC) Chairperson (collectively, "the Proposed Action").

The Proposed Action will facilitate a proposal by the Applicant to develop a new approximately 2,189,068 gross square foot (gsf) mixed-use development comprised of five buildings containing approximately 1,689 dwelling units (approximately 1,689,416 gsf of residential floor area), of which 295 dwelling units would be affordable under the Inclusionary Housing Program (IHP); approximately 109,470 gsf of local retail space, including an approximately 25,000 gsf supermarket; an elementary school with approximately 456 seats (K-5); approximately 900 accessory parking spaces; and approximately 83,846 sf of publicly accessible open space. The anticipated build year is 2023.

The Applicant intends to seek NYC Housing Preservation and Development (HPD) approval of an affordable housing plan pursuant to IHP and potential financing from City and/or State agencies including HPD, the NYC Housing Development Corporation (HDC), and/or NYS Homes and Community Renewal (HCR) for affordable housing construction; approvals from the U.S. Army Corps of Engineers (USACE) and the New York State Department of Environmental Conservation (NYSDEC) for new stormwater outfalls to be located at the end of 4th and 9th Streets; and approvals from NYSDEC for development within a state-regulated wetland adjacent area and for a State Pollution Discharge Elimination System (SPDES) permit for stormwater discharges during the construction period.

The DEIS identified significant adverse impacts with respect to community facilities (public elementary schools and publicly funded child care centers), active open space, pedestrian winds, transportation (traffic and transit), noise, and construction activities related to traffic and noise. The DEIS identified measures and/or potential measures that would fully or partially mitigate most significant adverse impacts; some impacts would remain unmitigated. Between DEIS and FEIS, potential mitigation measures will be studied further to determine whether they are feasible and whether any significant adverse impacts would remain unmitigated. The DEIS considered alternatives to the Proposed Action that included a No-Action Alternative, a Lower Density Alternative, a Ferry Alternative, and a No Unmitigated Significant Adverse Impact Alternative.

Since the issuance of the Notice of Completion for the DEIS, the Applicant has proposed modifications to the LSGD special permits (ULURP No. C140323(A)ZSQ), waterfront special permit (ULURP No. C140324(A)ZSQ), and zoning text amendment (N140329(A)ZRQ). The modifications would make the IHP applicable to the proposed R7A and R6B zoning districts, which would increase the allowable residential floor area by approximately 34,100 gsf. This would result in a total development of approximately 1,723 dwelling units (34 more than under the Proposed Action), including 345 affordable units (50 more than under the Proposed Action). In addition, under

the modified proposal the market-rate and affordable dwelling units would be redistributed, to provide affordable housing in all of the proposed buildings. A technical memorandum assessing whether these modifications would alter the conclusions presented in the DEIS is available on DCP's website (http://www.nyc.gov/html/dcp/html/env_review/eis.shtml). The analyses presented in the technical memorandum conclude that the proposed modifications would not result in any new significant adverse impacts not already identified in the DEIS. The analyses presented in the technical memorandum will be incorporated into the Final Environmental Impact Statement (FEIS).

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Christopher Reo, Acting Director (212) 788-9956; and on the New York City Department of City Planning's website located at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.